

Residential
4021416 Active

580 Pine Hill Road
Wolfeboro, New Hampshire 03894



L \$1,100,000



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|---------------------------|-----------------|---------------------------|--------------------|
| Zoning: | Rural /Resident | Rooms: | 11 |
| Year Built: | 1810 | Bedrooms: | 4 |
| Color: | White | Total Baths: | 3 |
| Taxes: | \$ 9,923.00 | Full: | 3 |
| Taxes TBD: | No | 3/4 Baths: | 0 |
| Tax Year: | 2009 | 1/2 Baths: | 0 |
| Monthly Assoc.\$: | \$ | Garage Capacity: | 2 |
| Lot Acre: | 52.00 | Garage Type: | Attached |
| Lot SqFt: | 2,265,120 | Total Fin SqFt: | 5,568 |
| Common Land Acres: | | Apx Fin Above Grd: | 5,568 |
| Road Frontage: | Yes/ 467 | Apx Fin Below Grd: | 0 |
| Water Frontage: | | Foot Print: | 39x76 |
| Water Acc Type: | | Flood Zone: | Unknown |
| # of Stories: | 2 | Style: | Antique , Colonial |

| | | | |
|-------------------------|-----------------------------|----------------------|---------------------|
| Water Body Type: | Water Body Restr.: | Surveyed: Yes | Seasonal: No |
| Water Body Name: | Current/Land Use: No | Land Gains: | Owned Land: |

| | | | |
|---------------------------|------------------------------|-------------------|--------------------|
| Parcel Access ROW: | ROW for other Parcel: | ROW Width: | ROW Length: |
|---------------------------|------------------------------|-------------------|--------------------|

Public Rems: This landmark 1810 colonial style estate located just 3.5 miles from downtown Wolfeboro, NH provides sweeping mountain views, original stone walls and beautiful fields. The 4 bedroom home is situated on a 52+/- acre parcel of land that will please the modern gentleman farmer, horse enthusiast, or the buyer with an appreciation for a true New England historic property. Original colonial details are maintained throughout the over 5000 sq ft home. The spacious floor plan allows for large scale entertaining with formal living, dining room, library, family room and true gourmet cooks kitchen that opens up to an outdoor grassed terrace - a delight during any season of the year. Property includes a quaint seasonal 3 bedroom guest cottage and an original post and beam barn. This estate is a unique blend of traditional colonial style and modern luxury amenities. Wonderful perennial and cutting gardens and exquisitely manicured landscape makes this truly a very extraordinary offering.

Directions: From Wolfeboro, North Route 109A -Pine Hill Road go just past Waumbeck Road property on left side of the Road #580. See sign

| ROOM | DIMS | LEVEL | ROOM | DIMS | LEVEL | FLOOR | BR | FB | 3/4 | 1/2 |
|--------------|-------|-------|------------|-------|-------|-------|----|----|-----|-----|
| Living Rm | 20x13 | 1 | Master BR | 19x14 | 2 | 1st | | 1 | | |
| Kitchen | 20x20 | 1 | 2nd BR | 16x14 | 2 | 2nd | 4 | 2 | | |
| Dining Rm | 16x14 | 1 | 3rd BR | 13x19 | 2 | 3rd | | | | |
| Family Rm | 20x14 | 1 | 4th BR | 13x14 | | 4th | | | | |
| Office/Study | 17x16 | 1 | 5th BR | | | Bsmt | | | | |
| Utility Rm | | | Den | | | | | | | |
| Other Rm 1 | | | Other Rm 3 | | | | | | | |
| Other Rm 2 | | | | | | | | | | |

| | |
|---|--|
| Assoc Amenities: | Possession: At Closing |
| Interior Feat.: 1st Floor Laundry , Attic , Balcony , B-fast Nook/Room , Cable , Cedar Closet , Den/Office , Dining Area , Eat-in Kitchen , Fireplace-Wood , Formal Dining Room , Foyer , Hearth , Island , Kitchen/Living , Master BR with BA , Natural Woodwork , Sec Sys/Alarms , Smoke Det-Hardwired , Whirlpool Tub , 3+ Fireplaces | |
| Exterior Feat.: Balcony , Deck , Guest House , Out Building , Porch , Porch-Enclosed , Screened Porch , Shed , Storm Windows , Window Screens | |
| Basement: Dirt , Partial | |
| Equip./Appl.: Compactor , Dishwasher , Microwave , Range-Electric , Refrigerator , Security System , Smoke Detector , Trash Compactor , Wall Oven | |
| Driveway: Paved | Electric: 200 Amp , Circuit Breaker(s) |
| Construction: Post and Beam , Wood Frame | Exterior: Clapboard |
| Financing: | Foundation: Stone |
| Floors: Softwood | Heating/Cool: Central Air , Hot Air |
| Garage/Park: 2 Parking Spaces , Attached , Auto Open , Direct Entry , Finished , Heated , Storage Above | Lot Desc: Agricultural Prop , Country Setting , Fields , Landscaped , Level , Mountain View , Rural Setting , Sloping , View , Wooded |
| Heat Fuel: Gas-LP/Bottle , Oil | Occ. Restrictions: |
| Roads: Public | Roof: Shingle-Asphalt |
| Sewer: 1500+ Gallon , Leach Field , Private | Water: Drilled Well , Private |
| Suitable Land Use: Land:Mixed , Land:Pasture , Land:Woodland | |
| Fee Includes: | Water Heater: Electric |
| Disability: | Building Certs: |
| Negotiable: Other | Docs Available: Deed , Property Disclosure |
| Excl Sale: | |

| | | |
|--|---|---|
| Tax Rate: \$10.61 | Assmt: \$935,300.00 | Assmt Yr: 2009 |
| Tax Class: | Unadjusted Taxes: | Tax Reduct: No |
| Elderly: No | Veteran: No | Other: No |
| Covenant: No | Source SqFt: Muni | County: Carroll |
| Recorded Deed: Warranty | Book/Pg: 974/ 209 | Plan/Survey: |
| Map/Blck/Lot: 127/ / 1 & 4 | Property ID: | SPAN # (VT): -- |
| Devel/Subdiv: | Const. Status: Existing | Home Energy Rating Index: |
| District: Governor Wentworth Regional | High Sch: Kingswood Regional High School | Jr./Mid Sch: Kingswood Regional Middle |
| Elem Sch: Carpenter Elementary | Cable: | Electric Co: |
| Fuel Co: | Phone Co: | Resort: |
| Timeshare/Fract. Ownrshp: | # Weeks: | Timeshare %: |
| Auction: | | |
| Auction \$ Det. By: | | DOM: 192 |

PREPARED BY



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